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Building Committee Minutes 6/16/2009

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, June 16, 2009

PRESENT: John Cole, Chair, William Shea, Robert Jefferson, Michael Boujoulian, Rob Juusola, Suzanne Robinson, Jeff Thielman

ABSENT: Mark Miano, Brian Sullivan

GUESTS: Sheri Donovan, Thompson School Principal

Kevin Nigro
Brett Donovan
Tony Lionetta
Tobey Jackson
Sue Mazzarella

The meeting was called to order at 7:30 p.m.

THOMPSON SCHOOL

Chairman Cole discussed the additional four new members to our committee, the appointment will be in a couple weeks and the first official meeting will be July 7th. He anticipates having combined meetings, one for the Thompson School and one for the Fire station rehabilitation if the work load becomes excessive, he will schedule separate meetings.

There was further discussion on the OPM RFS, it was anticipated that the Town Manager had advertised this position after clearance from MSBA.

HIGHLAND STATION

Brett Donham passed out a proposed time schedule for Phase II of the Highland Station and this was accepted by the committee.

We reviewed two quotes for consulting services to assist the Building Committee in appearing before the Conversation Commission. The Committee voted to accept the LEC Consulting bid. The proposed cost was \$2,800 with anticipated \$280 in expenses. Brett Donham was going to review the proposal and if satisfactory to him, he would notify Domenic Lanzillotti to issue a purchase order.

Chairman Cole wanted to reinforce with Kevin Nigro and Chief Jefferson that temporary quarters for Highland Station be available prior to us going out to bid. He recalled that there was a significant delay starting Park Circle Station do to relocating to alternate quarters.

Other Business

Chairman Cole distributed the Building Committee Report to Town Meeting which was delivered on June 10th.

General discussion on the water leakage at Central Station, it was voted that Donham & Sweeny investigate the building envelope degradation. Chairman Cole was very concerned that we were going to defer until 2014. The Building Committee supported his recommendation and we will forward to the Capital Planning Committee an estimate of repairing this leakage. He proposes to advance this repair to the Capital Budget of next year.

The following minutes were approved:

June 2, 2009

Below are the notes of Donham & Sweeney:

- Ron Spangler has been replaced by Jeff Thielman on the Committee
- B. Shea received 2 proposals from consulting engineers for the Rivers Act permitting process. LEC, at a fee of \$2,800 plus expenses and filing fees was engaged. D&S to send a copy of the LEC proposal to Dominick Lanzalotta, Arlington Purchasing Agent, and ask him to prepare a contract.
- The Committee agreed that a firm plan and schedule for temporary facilities had to be in place before the Highlands Station went out to bid. K. Nigro and Chief Jefferson are managing this part of the project.
- J. Cole reported that the Capital Planning Committee of the Town voted to go out to bids on the Central Station on 1 July 2014 "at the earliest". The PTBC is concerned about continuing deterioration of the building during the next 5 years and has asked D&S to prepare a draft letter requesting a capital outlay for exterior envelope restoration. The draft letter should provide a broken down estimate of the construction and "soft" costs to do the repairs now. This work would include the roof, the parapets and exterior masonry pointing. The intent would be to stop further water intrusion and consequent degradation of the building.
- The D&S Draft Schedule was reviewed with a couple of comments;

D&S is authorized to complete CD's but not, at this point, to go to bids.

D&S to add meeting dates to the schedule. The PTBC wants to have a

MEP meeting at the concept design stage with engineers present and to include a LEED discussion on the MEP systems. Other meetings would be at about 50% and 90% CDs. TPBC meetings are scheduled for 7/7, 8/2, 9/1, 9/15, 10/6, and 10/20. D&S should schedule project meetings on those dates. Chief Jefferson will not be available for the July, August and Sept 1 dates so D&S will need to meet with him separately.

- S. Robinson reported that her firm would not be able to do the gratis energy modeling in June or July because of working out glitches in their new software. She pointed out that there are separate LEED points for design and for construction.

Meeting adjourned at 9:30 pm

Respectfully submitted,

Bill Shea